



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: July 7, 2023
MEETING DATE: July 18, 2023
SUBJECT: Final Plat Review Bartishevich 2 Lot
Land Division

PROJECT NUMBER: MNSUB2304-02
PROJECT ADDRESS: 7615 Willow Creek Road
PARCEL NUMBER: 14.-4-4.12
ZONING: A/R: Agricultural/Rural Zone

INTRODUCTION

The applicant and property owner, Karen Bartishevich, applied for a minor subdivision for the subject site to subdivide the existing 33.30 acre lot into two lots; 'Parcel A', approximately 15.55 acres, and 'Parcel B', approximately 17.75 acres. The Planning Board conducted sketch plat review during the June 5th meeting, requested information from the Finger Lakes Land Trust, and gave direction on public hearing requirements for final plat review.

PROCESS

The A/R zone requires a minimum lot area of 2 acres, 200 feet of lot depth, and 400 feet of lot width at the front lot line per Ulysses Town Code [\(UTC\) 212-29](#). The proposal is considered an unlisted action under SEQR. The project is not subject to 239 review per the [Inter-Governmental Agreement with Tompkins County](#). During this hearing, the Board will conduct a final plat review of the proposal in respect to state and local laws and regulations.

REQUEST TO THE PLANNING BOARD

Review the information in this memo, the final proposed plat and Part One of the SEAF in Exhibit A, the email from the Finger Lakes Land Trust in Exhibit B, and rereview the [05.26.2023 memo](#) for the June 6th meeting as needed.

EXHIBITS

[Exhibit A: Final Plat Application](#)

[Exhibit B: Finger Lake Land Trust Email 07.06.2023](#)